

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,680	37,412	67,108
Average HH Income	\$82,371	\$130,495	\$130,738
Businesses	264	1,588	2,537
Employees	3,586	14,947	22,491

Source: Applied Geographic Solutions, 2017 Estimates

TRAFFIC COUNTS

On Meadows Parkway west of I-25	40,777 Cars/day
On Castle Rock Parkway west of I-25	10,951 Cars/day
On SH-85 north of Meadows Parkway	20,654 Cars/day
On I-25 north of Meadows Parkway	116,820 Cars/day
On I-25 south of Meadows Parkway	93,500 Cars/day

Source: CDOT 2015, 2016



FOR MORE INFORMATION, PLEASE CONTACT

PHILIP HICKS
303.694.6082
phil@dhlb.com



ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

PAD SITE - PROMENADE AT CASTLE ROCK

NWQ OF MEADOWS PARKWAY & INTERSTATE 25 - CASTLE ROCK, COLORADO



- Regional site with excellent access from I-25, Santa Fe Drive, Meadows Parkway and the new Castle Rock Pkwy Interchange.
- Free-standing 1.66 acre pad opportunity for ground lease or built-to-suit. Up to 6,500 SF buildable.
- Site anchored by 478,000 SF Castle Rock Factory Outlets with over 5.2 million visitors per year.

- Join - King Soopers, Sam's Club, Lowe's, 24 Hour Fitness, Ross, Hobby Lobby, Verizon, Petco, Ulta Beauty, TJ Maxx/HomeGoods, AT&T, Mattress Firm, Cafe Rio, Kneaders Bakery, Mod Pizza, Smashburger, Tokyo Joe's, T-Mobile, MAD Greens, and Jersey Mike's.

PHILIP HICKS
phil@dhlb.com

ROBIN NICHOLSON
robin.nicholson@dhlb.com



beyond SHOPPING



— Promenade at — CASTLE ROCK

DAVID
HICKS
LAMPERT

PHILIP HICKS
phil@dhlb.com

ROBIN NICHOLSON
robin.nicholson@dhlb.com



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